

METRO EAST
DERMATOLOGY & SKIN CANCER CENTER

Date 1/14/2021

Ms. Courtney R Avery
Administrator
Illinois Health Facilities and Services Review Board (IHFSRB)
525 W Jefferson St, 2nd Floor
Springfield, Illinois 62761

Re: Approved Permit # 19-017
 Skin Cancer Surgery Center, LLC, O'Fallon, Illinois
 Section 1130.720, Financial Commitment/Obligation Notification
 Section 1130.760, First Annual Progress Report Submission

Dear Ms. Avery,

This letter is to advise the Health Facilities and Services Review Board (IHFSRB) the approved project referenced above, Permit # 19-017, has been financially obligated and the ASTC is being diligently implemented, although with some delays caused by the COVID-19 pandemic mandates, as noted herein. This Permit was approved on October 22, 2019.

The referenced Project status, through December 31, 2020, is as follows:

- 1.) The Project was funded on 12/22/2020 through a construction loan with the Carrollton Bank, loan number 477224.
- 2.) The ASTC Design was approved by the Illinois Department of Public Health (IDPH) in a letter signed by Ms. Georgette Thompson dated November 13, 2020. The IDPH Project Number is 1171. The ASTC construction contract was signed/executed on December 3, 2020 with Holland Construction Services, 4495 N Illinois Street, Swansea, Illinois, 62226.
- 3.) The expended and legally obligated funds through December 31, 2020, as profiled in the attached exhibit, in the amount of \$628,415.00, are calculated to be 48.2% of the approved



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capitalized Project Cost (\$1,303,400.00). Thus, greater than 33% of the approved funds are expended, or legally committed, thereby financially obligating the ASTC Project.

- 4.) Project implementation has been delayed due to COVID-19 impacts on the originally anticipated schedule which suggested a June 17, 2021 completion date. The current construction schedule estimates substantial and final completion of the ASTC by Mid-October 2021. Considering final IDPH inspections and licensure certification documentation, as well as completing and submitting Section 1130.770 material to the IHFSRB, the newly anticipated completion date will be in early 2022. Once the schedule is better defined, a Permit Renewal Request, meeting Section 1130.740 requirements, will be submitted.

To date, the approved Permit scope complies with the Permit Application received by the IHFSRB on March 29, 2019.

If you have any questions, I can be reached at If you have any questions, please contact me at 618-622-7546, by email at jmcginness@dermskincancercenter.com

Sincerely,



Jamie L. McGinness, MD
McGinness Properties, LLC
Skin Cancer Surgery Center, LLC

Enclosure: Attachment 1

CC: Mike Constantino, Project Supervisor, IHFSRB
Ed Parkhurst, PRISM Healthcare Consulting



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Attachment 1
First Annual Report Permit 19-017

	Approved Capitalized Project Cost	Legally Committed or Expended Funds Through 12/31/2020
Pre-Planning costs	\$11,000	\$9,239
Site Survey and soils Investigation	\$5,000	\$0
Site Preparation	\$246,000	\$56,726
Off Site Work	\$0	\$0
New Construction Contracts	\$0	\$0
Modernization Contracts	\$745,000	\$467,163
Contingencies	\$90,000	\$0
A/E Fees	\$43,400	\$35,760
Consulting and Other Fees	\$50,000	\$59,527
Moveable and Other Equipment	\$50,000	\$0
Bond/Loan Issuance Expense	\$18,000	\$0 Subject to change
Net Interest During Construction	\$42,000	\$0
Other costs to be capitalized	\$3,000	\$0
Acquisition of Building	\$0	\$0
Total	\$1,303,400	\$628,415 (48.2%)

